



OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, June 26, 2025 – 10:00 a.m.

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

Phat T. Bui, 1st District
Tracy La, 2nd District
Mike Alvarez, 3rd District
Carrie Buck, 4th District
Stephanie Oddo, **Chair**, 5th District

Dr. Tiffany Mitchell, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
Helen Smith-Gardner, **Vice Chair**, Tenant Representative
Mike Frost, City Selection Representative
Cecilia Hupp, City Selection Representative

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

The Housing and Community Development (H&CD) Commission has been established to perform two functions. (1) As to Orange County Housing Authority matters, the H&CD Commission is to review and make recommendations on those Agenda items, which will be presented to the Orange County Board of Supervisors, sitting as the Board of Commissioners of the Orange County Housing Authority. These items are noted on this Agenda by the designation "OCHA". (2) As to other matters, the H&CD Commission is to provide advice to the Housing & Community Development Department of the County of Orange. These items are noted on this Agenda by the designation "H&CD".

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda.

In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Orange County Housing & Community Development Commission Clerk 72 hours prior to the meeting at (714) 480-2920 or via email at: ochcdcommission@occr.ocgov.com

Members of the public may address the H&CD Commission regarding any item in the following ways:

1. Written Comment – You may submit comments to the H&CD Commission by emailing them to ochcdcommission@occr.ocgov.com. The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by 9:00 a.m. the Tuesday prior to the meeting.

** Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

2. In-Person – If you wish to comment on a specific agenda item in-person, please complete a Speaker Request Form(s) identifying the item(s) number, your name, and deposit the completed form(s) in the box located next to the clerk. To speak on a matter not appearing in the agenda, but under the jurisdiction of the H&CD Commission, you may do so during Public Comments item at the end of the meeting. Speaker Request Forms must be deposited prior to the beginning of the consent calendar, the reading of the individual agenda items, the opening of the public hearing and/or the beginning of Public Comments item. Members of the public desiring to speak should address all remarks and questions to the Commission. Speakers may address the Commission on up to three occasions, with three minutes allotted to the speaker per occasion.

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All supporting documentation is available for public review in the Orange County Housing Authority office located at 1501 E. St. Andrew Pl., Santa Ana, CA 92705 during regular building hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday.

I. CALL TO ORDER: Chair or Vice-Chair

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

III. ROLL CALL: Commission Clerk

IV. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the meeting held on April 24, 2025

V. PRESENTATIONS/INTRODUCTIONS: (1)

1. "What Home Means to Me" Poster Contest

Julia Bidwell, Executive Director/Secretary

VI. PUBLIC COMMENTS: *At this time, members of the public may address the H&CD Commission regarding any items within the subject matter jurisdiction of the Commission, provided that NO action shall be taken on off-agenda items unless authorized by law.*

VII. CONSENT CALENDAR: (None)

VIII. DISCUSSION CALENDAR: (1)

1. Brown Act Training Presentation for BCC Commission Members

John Cleveland, Senior Deputy County Counsel

Recommended Action:

Receive and file oral and written Brown Act training presentation for BCC Commission members from John Cleveland, Senior Deputy County Counsel

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:

January Johnson, Housing Manager

B. Community Development:

Craig Fee, Community Development Manager

C. Housing Development:

Michelle Zdeba, Housing Development Manager

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

XI. MEMBER COMMENTS: *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

XII. ADJOURNMENT

XIII. NEXT SCHEDULED MEETING:

July 24, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor

Santa Ana, CA 92705

Item IV:

MINUTES



OC Community Resources

MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA **DRAFT MINUTES**

Thursday, April 24, 2025 – 10:00 a.m.

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

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All supporting documentation is available for public review in the Orange County Housing Authority office located at 1501 E. St. Andrew Pl., Santa Ana, CA 92705 during regular building hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday.

I. CALL TO ORDER: Chair or Vice-Chair
Call to order at: 10:05

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

III. ROLL CALL: Commission Clerk
Present: W. Carvalho, C. Wilkerson, C. Buck, T. Mitchell, H. Smith-Gardner, C. Hupp, M. Frost, M. Alvarez, P. Bui
Excused Absence: T. La, S. Oddo
Unexcused Absence:

IV. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the meeting held on March 27, 2025

Motion to approve minutes: W. Carvalho

Motion seconded: C. Wilkerson

Motion Approved Unanimously

V. PRESENTATIONS/INTRODUCTIONS: (None)

VI. PUBLIC COMMENTS: *At this time, members of the public may address the H&CD Commission regarding any items within the subject matter jurisdiction of the Commission, provided that NO action shall be taken on off-agenda items unless authorized by law.*

VII. CONSENT CALENDAR: (None)

VIII. DISCUSSION CALENDAR: (1)

1. Housing Commission 2025-2029 Consolidated Plan CDBG, ESG and HOME Programs report/presentation

Craig Fee, Community Development Manager

Veronica Tam & Associates presented the Housing Commission 2025–2029 Consolidated Plan, covering CDBG, ESG, and HOME programs. They provided an overview of the Consolidated Plan and the process to compile Plan including public meetings both in person and virtual. The public comment period runs from April 11th to May 12th. A public hearing will be held at the May 20th Board of Supervisors meeting. Meetings held to receive public input saw attendance ranging from 10 to 60 people, with approximately 140 surveys submitted.

There was much discussion.

Recommended Actions:

Receive and File

Motion to Receive and File: C. Hupp

Motion seconded: C. Buck

Motion Approved Unanimously

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:

January Johnson, Housing Manager

Julia Bidwell provided updates on behalf of January Johnson, who was absent.

Mentioned OCHA expects to receive a funding notice before the next meeting. While funding levels will remain stable, HUD has authorized OCHA to resume issuing vouchers for special purpose programs that were previously on hold.

Mentioned the Family Unification Program (FUP) – 17 vouchers available For families where reunification has occurred but housing remains a barrier. Referrals must come from the Social Services Agency.

Mentioned FUP Youth – 5 vouchers available For young adults (18-24) transitioning out of foster care and facing housing insecurity. Referrals must come from the Social Services Agency. Additionally, mentioned Non-Elderly Disabled (NED) – 14 vouchers available For individuals (18-61) with disabilities who have lived in an inpatient facility for at least 90 days and need community-based support to live independently. Referrals must come from the Dayle Macintosh Center. OCHA has reached out to referring partners and started receiving referrals for any unused vouchers.

B. Community Development:

Craig Fee, Community Development Manager
No items reported.

C. Housing Development:

Michelle Zdeba, Housing Development Manager
Michelle Zdeba provided a briefing on the Project Review Advisory Panel (PRAP), noting that PRAP met on February 13, 2025, and approved \$1.1 million in loan financing and eight project-based vouchers for the Altrudy II Apartments development in Yorba Linda. The next PRAP meeting is scheduled for April 22, 2025, at 3:00 p.m. via Microsoft Teams. Updates were also given on projects under development, including the grand openings of Archways Santa Ana on March 12, Orchard View Gardens on March 12, and Pelican Harbor on March 20. OC H&CD staff participated in these events alongside local officials.

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary
Julia Bidwell shared updates on OCHA's attendance at the 54th annual Apartment Association of Orange County Trade Show, where staff connected with the community, shared program details, and gathered feedback. This led to improvements like a rent increase phone line, an owner hotline, and a leasing call center. A presentation about the event will be shared later.
Mentioned the "What Home Means to Me" Poster Contest, with submissions from K-7th graders. Attendees were asked to pick an overall winner and subcategory winners. The top poster will be entered into a national contest, and contestants will be invited to a future meeting to receive awards.

There was much discussion.

- XI. MEMBER COMMENTS:** *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

XII. ADJOURNMENT

11:20

XIII. NEXT SCHEDULED MEETING:

May 22, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor
Santa Ana, CA 92705

Item V:

PRESENTATIONS –(1)

- 1.** “What Home Means to Me” Poster contest
Julia Bidwell, Director

Item VII:

CONSENT CALENDAR –(None)

Item VIII:

DISCUSSION CALENDAR – (1)

1. Brown Act Training Presentation for BCC Commission Members
John Cleveland, Senior Deputy County Counsel



 Community Resources

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION BROWN ACT TRAINING

JUNE 26, 2025

*OC Community
Resources*



John Cleveland
Senior Deputy County Counsel
Office of the County Counsel

TOPICS





BROWN ACT

What is the Goal of the Brown Act?



The goal of the Brown Act is to ensure that the deliberations and actions of the governing bodies of local agencies are:

- Open and public,
- Thereby facilitating meaningful public access to their decision-making processes and
- Curbing misuse of the democratic process by secret legislation.

The Act requires that meetings of such bodies be:

- Open to the public,
- Held on a regular schedule, and
- Conducted in accordance with an agenda available in advance of the meeting.



It prohibits action on items not placed on the agenda and restricts the type of actions that can be taken in private sessions.

The Brown Act also mandates that an agenda be posted at least 72 hours before a regular meeting and forbids action on any item not on that agenda.



The Ralph M. Brown Act generally requires all meetings (as defined) of a legislative body of a local agency be “open and public.” The act is located at California Government Code Section 54950 et seq., was carried out by Assembly member Ralph M. Brown and passed in 1953.



- Basic Rule:

- “meetings” of legislative bodies must be **open and public**.
- The actions of public commissions, boards, councils, and other public agencies should “be taken openly and that their deliberations be conducted openly.” (Gov’t Code § 54950.)

- Purpose:

- Facilitate public participation in government.
- Enable people to be informed so they can keep control over their government and curb the potential misuse of democratic process by secret legislation.

BROWN ACT – Key Concepts and Definitions



Brown Act applies to any “legislative body” of a “local agency”

“Legislative body” includes:

- The governing board of a local agency or any local board created by statute.
 - Any *commission, committee, board* or other body created by formal action of a legislative body.
-

“Local Agency” includes:

- A county, city, whether general law or chartered, city and county, town, school district, municipal corporation, district, political subdivision, or *any board, commission or agency thereof*, or other local public agency.



Standing committees of a legislative body are legislative bodies if they have either of the following :

1. Continuing subject matter jurisdiction; or
 2. A meeting schedule fixed by charter, ordinance, resolution, or formal action of a legislative body.
-

Q: If the standing committee is comprised of less than a quorum of the governing body, is it still subject to the Brown Act?

A: Yes, if it has continuing subject jurisdiction or has meeting schedules fixed by formal action of the legislative body.



“Ad Hoc” committee exception to definition of “legislative body”

A temporary or ad hoc advisory committee, composed solely of the members of the legislative body that are less than a quorum of the “legislative body” is not, itself, a “legislative body.” (Government Code Section 54952(b).)

The temporary advisory committee must:

1. Serve a limited single purpose
2. Not be perpetual
3. Be dissolved once its specific task is completed

Q: If the legislative body creates an ad hoc committee and states that “the ad hoc will not have continuing jurisdiction” but the ad hoc actually exercises continuing subject matter jurisdiction and is not limited in time, is the ad hoc committee subject to the Brown Act’s requirements?

A: Yes. Substance controls over form.



Brown Act applies to “meetings” of the legislative body.

A “meeting” is “...any congregation of a majority of the members of a legislative body at the same time and location, including teleconference location as permitted by Section 54953, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body.” (Gov’t Code § 54952.2(a).)

The defined term “meeting” includes gatherings where members discuss matters within the subject matter jurisdiction of the legislative body (e.g. meals, social events, etc.) not just situations where votes are taken.



“Serial Meetings” prohibited (e.g. daisy chain or hub-and-spoke)

A majority of the members of a legislative body “shall not, outside of a meeting authorized by this chapter, *use a series of communications of any kind, directly or through intermediaries*, to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body. (Gov’t Code § 54952.2(b)(1).)

But “One Way” briefings (e.g. staff briefings) *are* permitted:

The prohibition on serial meetings: “shall not be construed as preventing an employee or official of a local agency, from engaging *in separate conversations or communications*...with members of a legislative body in order to answer questions or provide information regarding a matter that is within the subject matter jurisdiction of the local agency, if that person does not communicate to members of the legislative body the comments or position of any other member or members of the legislative body.” (Gov’t Code § 54952.2 (b)(1).)

Similarly, a legal memorandum from County Counsel to a BCC does not constitute a “meeting” under the Brown Act.



Question: Are BCC members limited regarding the items they can and can't discuss over email, text, social media, etc.?

Answer: Yes. "Serial Meetings" are prohibited even when using electronic communications.

The Brown Act prohibits the use of a series of communications, including:

- emails,
- texts, or
- social media

to discuss, deliberate, or take action on any item of business within the body's jurisdiction outside of an authorized meeting.



- A BCC member cannot respond directly to any communication on a social media platform that is made, posted, or shared by any other member of the legislative body if the post is related to matters within the subject matter jurisdiction of the legislative body.
 - For example, if one BCC member **“likes” a social media post** of one other member of the same body, that could violate the Brown Act, depending on the nature of the post. (Gov’t Code § 54952.2(b)(3).)
- Similarly, participation by members of a legislative body in an **internet chatroom, blog dialogue, or any other online platforms**, could provide a technological method of allowing a majority of members to discuss, deliberate, or take action on matters of agency business in violation of the Brown Act.

Pop Quiz Regarding Newer Technologies



When could a prohibited serial meeting inadvertently occur?

- A. Replying all to an email message.
- B. Discussing an issue in an internet chat room.
- C. Posting a “like” on a social media platform.
- D. Discussing an issue on a platform that features messages that are only temporary and disappear shortly after creation.
- E. Using a member’s AI robot to communicate the member’s position on an issue that falls within the subject jurisdiction of that member’s legislative body to other members of the legislative body.
- F. All of the above.

BROWN ACT – Six Exceptions to Definition of Meeting

There are six narrow exceptions to the definition of “meeting”:

1. Individual contacts or conversations between a member of a legislative body and “any other person” are not “meetings,” of the legislative body, provided that they are not “serial meetings.” (e.g. meeting with staff, constituents, and consultants).
2. Attendance at a conference open to the public that addresses issues of general interest to the public or the agency, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
3. Attendance at a community meeting that is open to the public and publicized, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
4. Attendance at an open and noticed meeting of another local agency, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
5. Attendance at a purely social or ceremonial occasion, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body (e.g. wedding, funeral, farewell reception).
6. Attendance at an open and noticed standing committee meeting, provided that members attend only as observers.

Regular Meeting Agenda Requirements



Each legislative body shall provide, by ordinance, resolution, bylaws, or by whatever other role is required for the conduct of business by that body, the **time** and **place** for holding regular meetings. Such regular meetings must typically be conducted within the boundaries of the agency's jurisdiction.

At least 72 hours before the regular meeting, an agenda must be posted in a "location freely accessible to members of the public" and on the agency's primary website.

The Agenda must contain a "brief general description of each item of business to be transacted or discussed."

Except as otherwise provided by law, no action or discussion shall be undertaken on any item not appearing on the posted agenda.

(Gov't Code § 54954.2.)

Special Meeting Agenda Requirements



Special Meetings may be called “at any time” by either (1) the presiding officer of the legislative body of a local agency, or (2) by a majority of the members of the legislative body by posting a notice and also delivering written notice to each member of the legislative body and to each local newspaper of general circulation and radio or television station requesting notice in writing. (Gov’t Code § 54956.)

The **special meeting** notice shall be delivered “personally or by any other means” and shall be received at least 24 hours before the time of the meeting.

The **call and notice** shall specify the time and place of the special meeting and the business to be transacted or discussed.

No other business shall be considered at these meetings by the legislative body.

Emergency Meetings



“Emergency” is defined as a work stoppage, crippling activity, or other activity that severely impairs public health, safety, or both.

A legislative body may hold an emergency meeting without complying with the 24-hour “Special Meeting” notice and posting requirements. However, telephonic notice is required. (Gov’t Code § 54956.5.)

The Public's Right to Documents Related to Agendas



Question: When do documents related to agendas need to be made available to the public?

Answer: The following timeframes apply:

- If board members receive the materials **more than 72 hours before** the scheduled meeting, then the materials are deemed public records and must be made available upon request. The location where the documents can be publicly inspected must be included in the posted agenda. (Gov't Code §§ 54954.1 and 54957.5.)
- If a member of the legislative body or staff prepared the materials, and the legislative body received the materials **during the meeting**, the public must have access to the materials during the meeting. If someone outside of the local agency prepared the materials and gave them to the legislative body **during the meeting**, the public must receive access to the materials after the meeting. (Gov't Code § 54957.5(c).)
- If the legislative body members receive the materials **less than 72 hours** before a regular meeting, then the materials must be made available for public inspection **at the same time they are distributed** to the legislative body. (Gov't Code § 54957.5(b)(1) and (2).)



OPEN AND PUBLIC MEETING REQUIREMENTS

At regular and special meetings, members of the public have a right to address the legislative body on any item appearing on the agenda, before or at the time the legislative body considers the item.

The Brown Act generally requires that all “meetings” (as defined, whether regular, special, or emergency) be “open and public.”

Each regular meeting agenda shall also provide an opportunity for members of the public to address the legislative body on any item of interest to the public within the subject matter jurisdiction of the body.

No secret ballots; the legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.



Exceptions for Discussing Non-Agenda Items



Question: Can BCC chairs and/or members discuss items that are not on the agenda and if so, are there any limitations?

Answer: As a general rule, under Government Code section 54954.2, a legislative body may not discuss any item that does not appear on the agenda posted for a regular meeting. However, there are limited exceptions:

- Members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights.
- On their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. (Gov't Code § 54954.2.)
- A member of a legislative body, or the body itself may:
 - provide a reference to staff or other resources for factual information,
 - request staff to report back to the body at a subsequent meeting concerning any matter, or
 - direct staff to place a matter of business on a future agenda.

Who enforces the Brown Act?

- According to California Government Code Section 54960, the district attorney or any interested person can initiate legal proceedings to address violations of the Brown Act.
- The enforcement of the Brown Act can be carried out by the:
 - district attorney or any interested person who may commence an action by
 - mandamus, injunction, or declaratory relief
 - to stop or prevent violations or threatened violations of the Act or
 - address past violations by members of the legislative body of a local agency.



Brown Act violations and enforcement: Civil Enforcement



Civil Injunction - The district attorney or any interested person (i.e. citizen of the State of California) may commence an action for the purpose of stopping or preventing future violations of the Brown Act. (Gov't Code § 54960.)



Court may invalidate past actions taken in violation of Brown Act – The district attorney or any interested person may file a lawsuit in Superior Court to have the court declare “null & void” action taken in violation of the Brown Act. (Gov't Code § 54960.1.)



Attorneys' fees and court costs – A prevailing plaintiff can obtain recovery of attorneys' fees and court costs. (Gov't Code § 54960.5.)



A variety of legal actions can be filed based on fact-specific issues related to the Brown Act but there are three main categories of civil actions:

- (1) **actions to invalidate** legislative body acts on the grounds that they violated the Brown Act (Gov't § 54960.1);
- (2) actions to **determine whether a past action** of a legislative body **constitutes a violation** of the Brown Act. (Gov't § 54960.2); and
- (3) actions to **prevent future violations**. (Gov't § 54960.)

There are requirements and procedures specific to each type of legal action.



Brown Act violations and enforcement: Criminal Penalties

A member of a legislative body who attends a meeting where action is taken in violation of the Brown Act, where the member *intends* to deprive the public of information which the member *knows or has reason to know* the public is entitled to receive, is guilty of a misdemeanor. (Gov't Code § 54959.)



Question: Do the BCCs' bylaws supersede the Brown Act's requirements or vice versa?

Answer: No. The BCCs' bylaws do not supersede the Brown Act.

- The BCCs' bylaws require following the Brown Act.
- The BCCs' bylaws may describe procedures for operating within the Brown Act's requirements, but the Brown Act cannot be superseded by bylaws.



THANK YOU!

Item X:

REPORTS OF STAFF



OC Community Resources
M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
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JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

June 26, 2025

TO: H&CD Commission DS
JB

FROM: Julia Bidwell, Director, Housing & Community Development/Executive Director of OCHA

SUBJECT: Executive Director’s Summary for May 2025

Individual activity reports are attached from the Managers of Housing Assistance, Housing and Community Development and Accounting:

- I. HOUSING ASSISTANCE DIVISION**
January Johnson, Housing Assistance Manager
 - A. Housing Choice Voucher Program Status and Activities
 - B. Special Housing Programs Section
 - C. Occupancy Section
 - D. Leasing Section
 - E. Administrative Section
 - F. VMS Data Collection Report-Monthly Activity
 - G. Operating Reserves Sources and Uses of Cash, Fund 117

- II. HOUSING & COMMUNITY DEVELOPMENT DIVISION** **Craig Fee, Community Development Manager**
Michelle Zdeba, Housing Development Manager
 - A. Community Development
 - B. Housing Development

- III. ACCOUNTING DIVISION**
Bill Malohn, Manager
 - A. Orange County Housing Assistance (OCHA)
 - B. Housing and Community Development (H&CD)
 - C. Orange County Development Agency (OCDA) Successor

- IV. ADMINISTRATION**

June 24, 2025	Approve and Authorize Resyndication and Agreement for Dorado Senior Apartments
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OC Community Resources

MEMORANDUM

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: June 26, 2025

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance Division JJ

SUBJECT: OCHA Status Report for May 2025

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for May 2025 was 88.8% with 10,354 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 818 assisted households, Non-Elderly Disabled (NED) tenants represented 35 assisted households, and Mainstream Voucher Program tenants represented 205 households. Additional May highlights include:

OCHA STAFFING REPORT

We currently have two (2) Senior Housing Specialist vacancies. Recruiting efforts for one (1) of the vacancies has begun. Recruitment efforts for the remaining vacancy is currently on hold.

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	153
Clients currently earning escrow credits:	95
New Enrollees:	6

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	378
HUD-mandated remaining Contracts:	87
Clients graduating this month:	0

Mainstream Voucher Program (MVP):

In partnership with the Orange County Health Care Agency (HCA), OCHA was awarded funding for 44 MVP to provide rental assistance to non-elderly persons with disabilities on September 4, 2018. This marked the beginning of the program for OCHA.

To align with County initiatives, OCHA, in collaboration with HCA, selected a specific target population, non-elderly persons with disabilities experiencing homelessness, exiting from recuperative care facilities, who had no place to go and were at high risk of readmission to the hospital.

Over the next three (3) years between November 2019, and December 2022, OCHA was awarded an additional 207 MVP bringing our total to 251. In 2020 OCHA expanded the population to include referrals from the Coordinated Entry System.



Additionally, OCHA allocated 15 MVP for Project Based Voucher assistance. These MVP are currently being utilized at Casa Paloma; a permanent supportive housing project located in Midway City.

OCHA and HCA meet monthly to evaluate the efficacy of the referral process. The monthly meeting addresses challenges such as document retrieval, client engagement, and housing navigation.

Of OCHA's 251 MVP vouchers, 206 families have successfully moved into a unit and another 33 are either searching or pending initial eligibility.

Family Unification Program (FUP)

The FUP is a subset of the HCV program. The FUP has two components, one serving families and the other serving youth. OCHA has been awarded a total of 325 FUP vouchers, with 276 allocated to families and 49 allocated to youth.

The family component of FUP promotes family unification by providing housing assistance for families for whom the lack of adequate housing is the primary factor in the separation of children from their parents. Under OCHA's FUP, rental assistance is provided to families for whom the lack of adequate housing would result in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

The youth component serves youth at least 18 years old and not more than 24 years old who:

- Left foster care, or will leave foster care within 90 days, in accordance with a transition plan; and
- Are homeless, or are at risk of becoming homeless, at age 16 or older.

OCHA partners with the County of Orange Social Services Agency (SSA) for both FUP family and youth referrals and services.

Of OCHA's 325 FUP vouchers, 287 families have successfully moved into a unit and another 35 are either searching or pending initial eligibility.

Foster Youth to Independence (FYI)

The FYI program provides an HCV for youth at least 18 years of age but not more than 24 years of age who have left foster care or will leave foster care within 90 days. OCHA may apply for FYI vouchers at a rate of 25 a year if OCHA's FUP program is at a 90% utilization and funding remains available. The HCV provides assistance for a maximum of 36 months, which can be extended to a total of 60 months if the youth participates in the FSS program.

OCHA applied for and was awarded our first allocation of 25 FYI vouchers in November 2023. OCHA applied for an additional 25 FYI in February 2025 and was awarded in May 2025. OCHA will bring the request to accept this award to our Board of Commissioners on June 24, 2025.

Of OCHA's 25 FYI vouchers, 21 youth have successfully moved into a unit and another 4 are either searching or pending initial eligibility.

Emergency Housing Voucher Program (EHV)

The EHV program is a voucher program that was funded through the American Rescue Plan Act of 2021 (ARPA). ARPA was signed into law on March 11, 2021, and included funding for approximately 70,000 EHVs. HUD announced EHV awards on May 10, 2021, and OCHA was allocated 557 EHVs.

EHVs were created to assist households who were experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance would prevent the family's homelessness or having high risk of housing instability.

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. OCHA began receiving referrals on July 26, 2021. Federal regulation stipulated that effective September 30, 2023, housing authorities could not receive any new referrals, as households left the program the voucher would no longer be available to reissue and the allocation to the housing authority would decrease over time.

On March 6, 2025, HUD sent a letter to all housing authorities to indicate they would receive their final funding allocation for the EHV program in April 2025. HUD expected this final funding allocation to support the program through most of 2026. OCHA received our final funding allocation letter on April 23, 2025. OCHA is pending additional information from HUD on next steps for the EHV program.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 55 households have left the program, reducing the program size to 502.

Project Based Voucher Program

OCHA currently has 34 projects completed and leased. OCHA has 4 projects under construction with an AHAP executed with an expected completion date in 2025: Salida del Sol formerly Paseo Adelanto in San Juan Capistrano, Cartwright in Irvine, Huntington Beach Oasis in Huntington Beach, and Orion in Orange.

OCCUPANCY SECTION:**Current Status**

The Occupancy Section has halted issuing new vouchers due to funding constraints.

Occupancy Ongoing Activities

Production in the Occupancy Section for May 2025:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	60
Ongoing vouchers expired:	03
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	685
Total interim decreases completed:	167
Total interim increases completed:	167
Number of repayments completed:	0

LEASING SECTION:**Leasing Ongoing Activities**

Production in the Leasing Section for May 2025:

Annual Inspections Scheduled (OCHA):	576
Follow up re-inspections Scheduled (OCHA):	197
Physical Inspections (OCHA):	93
New Leases - Number of RTA's received (OCHA):	107
Annual Inspections Received (Mobility):	207
Annual Inspections Scheduled (Mobility):	61
Follow up Re-inspections (Mobility):	26
New Leases Received (Mobility):	34
New Leases Scheduled (Mobility):	28
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	462
Rent Decreases received:	0
Rent Increase denied:	25
Rent Increase emails:	1,227
Rent Increase Calls:	125
Mobility Rent Increase:	146

Total Abatement:

Final notices mailed:	19
Were Abated:	0

Owners:

Owners became inactive for the month of May 2025:	0
Owners relisted their property:	3
Units added to our vacancy listings:	41
Owner Hotline callers assisted:	131

Outreach Efforts

In May 2025, the Orange County Housing Authority continued to provide excellent customer service assisting 131 callers through the Owner Hotline and 125 callers through the rent increase line to meet the specific needs of OC's landlords and property managers.

As operations move forward, customer service and timely business operations continue to be a priority.

ADMINISTRATION SECTION:

Operations

Administration's efforts have been focused on OCHA operations, including, but not limited to, purchasing supplies and equipment, managing the physical facility, supporting the needs of the other OCHA sections, and communicating operational information to the public via the OCHA Reception telephone lines, the "OCHA Contact" email hotline, AccessOC and the OCHA webpage.

Administration Ongoing Activities

Critical tasks completed during May included the following:

Calls and inquiries addressed:	3,707
Mail Processed:	7,321
Public Records Act and Data Requests resolved:	3

VMS Data Collection Report

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-24	Dec-24
Homeownership	3	3	3	3							3	3
Homeownership HAP	\$5,489	\$5,489	\$5,489	\$5,489							\$5,532	\$5,489
Family Unification	292	294	294	295							297	293
Family Unification - (HAP)	\$586,670	\$599,996	\$598,033	\$604,465							\$607,996	\$591,367
Non Elderly Disabled	36	36	35	35							37	36
Non Elderly Disabled - (HAP)	\$61,929	\$62,168	\$60,923	\$60,816							\$63,120	\$62,049
Portable Vouchers Paid	20	23	23	24							18	22
Portable Voucher Paid HAP	\$31,174	\$35,398	\$35,469	\$37,999							\$27,998	\$34,226
Tenant Protection	34	35	35	34							34	34
Tenant Protection HAP	\$58,816	\$60,362	\$59,525	\$57,302							\$58,040	\$58,816
Enhanced Vouchers	2	2	2	2							2	2
Veterans Affairs Supported Housing (VASH) Voucher	839	835	831	824							849	845
Veterans Affairs Supported Housing (VASH) HAP	\$1,337,450	\$1,334,606	\$1,333,581	\$1,320,798							\$1,352,691	\$1,352,480
All Other Vouchers	9,077	9,034	9,015	8,978							9,133	9,132
All Other Vouchers HAP	\$15,358,379	\$15,350,378	\$15,355,333	\$15,346,395							\$15,401,612	\$15,411,688
FSS Escrow Deposits	\$17,729	\$31,635	\$4,716	\$32,438							\$29,661	\$33,096
All Voucher HAP Expenses After the First of Month	\$43,042	\$79,532	\$52,344	\$33,589							\$38,973	\$57,346
Total Vouchers	10,321	10,279	10,257	10,216							10,371	10,365
HAP Total	\$17,536,439	\$17,593,538	\$17,543,450	\$17,542,772							\$17,585,623	\$17,606,557
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,513	9,543	9,492	9,411							9,567	9,556
New vouchers issued but not under HAP contracts as of the last day of the month	5	4	2	3							22	5
Portability (Port In)	1,368	1,371	1,373	1,369							1,358	1,364
Portability (Port In HAP Administered)	\$2,745,476	\$2,760,203	\$2,764,980	\$2,759,082							\$2,708,721	\$2,738,715
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	285	285	277	277							285	285
Number of PBVs under HAP and leased	836	831	866	866							835	835
Number of PBVs under HAP and not leased	35	40	46	46							36	36
Fraud Recovery - Amount Booked this Month	\$125		\$125	\$125							\$250	
FSS Escrow Forfeitures This Month	\$15,304										\$18,217	
Number of Hard to House Families Leased	21	55	34	23							16	28
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$1,575,328	\$1,672,552	\$1,522,071	\$1,307,926							\$1,505,176	\$1,583,099



**FY 24-25 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 05/31/25**

Beginning Cash Balance as of 07/01/24
Less: Other Miscellaneous Obligations
Available Cash Balance as of 05/31/25

FY 24-25 Budget	YTD Exp/Rev Actual - Cash	FY 24-25 Y/E Cash
13,256,492	13,256,492	13,256,492
13,256,492	13,256,492	13,256,492

Additional Sources of Cash

Interest Received - County Investment Pool	550,000	534,054 (2)	550,000
Interest Received - Ops Reserve Loans	10,830	0 (1)	10,830
Principal Received - Ops Reserve Loans	0	0	0
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	6,141	6,141
Rents & Concessions - El Modena Rental Property	8,520	7,810	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	81,080	100,000
Miscellaneous Revenue - OC ARPA Landlord Incentives	0	0	0
Miscellaneous Revenue - Partial Repayment of Bankruptcy Loss	0	0	0
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	208,575	5,031	25,000
(Fund Balance Unassigned)	0	0	0
TOTAL SOURCES OF CASH:	14,134,417	13,890,609	13,956,984

Uses of Cash

Building & Improvements Maintenance - El Modena/Esplanade Property	20,000	0	20,000
Affordable Housing/OCHA Rental Obligation (Balancer)	5,542,909	0	0
Admin/Accounting staffs support to OCHA Ops Reserve	79,668	38,085	42,652
HCD Staff Support to OCHA Ops Reserve (KG00117)	250,000	32,388	250,000
HCD/OCHA Staff Support for Joint Legislative Audit Committee	0	11,436	12,476
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	75,000	(207)	(207)
Apt Assoc of Orange County Trade Show	0	542	542
Monique Miner-CivicStone - FY23/24	0	11,933	11,933
NEPA Environmental Costs (i.e. Dudek)	400,000	267,241	455,000
OCHA District Attorneys MOU - FY 24-25	150,000	0	150,000
OCHA Settlement Costs (Added new for FY 24-25)	75,000	0	75,000
Single All Funds Audit	66	0	66
County-wide Cost Allocation Plan (CWCAP)	5,500	1,589	5,000
County Investment Pool Admin Cost (Treasurer)	5,000	2,996	5,000
Family Self-Sufficiency Enhancement Payments	25,000	1,200	1,440
OCHA Landlord Incentive Program (KH017004)	3,000,000	342,618	500,000
Fleet Services Asset Management & Services	0	3,722	4,467
OC Landlord Incentives (KG017004)	308,575	0	0
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	208,575	5,031	25,000
TOTAL USES OF CASH:	10,145,293	718,574	1,558,368

TOTAL FY 24-25 UNCOMMITTED CASH:

3,989,124 13,172,035 12,398,616

LESS: Future Year's Non-discretionary Obligations

OCHA Monthly Rental Obligations (3)

TOTAL FY 24-25 DISCRETIONARY CASH:

(4,757,807)
7,640,809

(1) Budgeted amount represents interest amount only.

(2) The Treasurer is three months behind in dispersing interest. Per 13 Corrections are included in July numbers.

(3)

The \$ 4.7 million is the amount reserved for the monthly OCHA HAP payments, Shelter Plus Care payments & FSS payments in case the monthly HUD payments are late.

Note: This document does not account for the accounts receivable reserve for housing loans.

See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.



OCCommunity Resources

M E M O R A N D U M

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DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: June 26, 2025

TO: H&CD Commission DS
JB

FROM: Julia Bidwell, Director
OC Housing & Community Development

SUBJECT: Housing and Community Development Divisions
Status Report – May 2025

COMMUNITY DEVELOPMENT

Five-Year Consolidated Plan

The Five-Year Consolidated Plan (ConPlan) is a planning document required for the receipt of HUD funds under the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) programs. The FY 2025-29 ConPlan assessment was updated for the next five years and is due to HUD 60 days from the date HUD announces 2025 allocations, or no later than August 16, 2025. The ConPlan was approved by the Board of Supervisors on May 20, 2025.

The FY 2025-26 CDBG contracts have been executed and the First Annual CDBG Pre-Contract Orientation meetings were held for Participating cities and non-profits on May 28, 2025. The presentation was a review of the contract and reimbursement process as well as any new contract requirements and milestones for the FY 2025-26 funding cycle.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. In lieu of an April 2025 meeting, OC Housing & Community Development staff provided Underwriting Reports for the following projects and PRAP had no objections:
 - Marks Way Orange Apartments, Orange – recommendation to commit up to \$2,107,600 in Mental Health Services Act (MHSA) funding and 25 Housing Choice Project-Based Vouchers to National Community Renaissance of California.
 - Casa Colibri Apartments, Midway City, Unincorporated County – recommendation to commit an additional \$1,139,972 in HOME American Rescue Plan Program (HOME-ARP) funding and 15G Reserves funds to American Family Housing.
- II. Future PRAP meeting: June 12, 2025, at 1:00 p.m. virtually via Microsoft Teams Meeting



Affordable Rental Housing Programs

Projects Under Development (2020 and 2023 Notice of Funding Availability)

Pelican Harbor (formerly Huntington Beach Senior Housing) – The Board of Supervisors (Board) approved a \$3,603,160 Mental Health Services Act (MHSA) loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Pelican Harbor is new construction of 43 units (42 rental units) of affordable housing for low to extremely-low income homeless households with 21 units set-aside for households who meet the MHSA eligibility criteria, and the remaining 12 units will be used for non-MHSA seniors. The developer, Jamboree Housing Corporation (Jamboree), secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction was completed in January 2025 and the developer is targeting permanent conversion September 2025.

Center of Hope Apartments (The Salvation Army) (Completed) – The Board approved a \$655,120 MHSA loan and sixteen (16) Project-Based Vouchers for individuals experiencing homelessness earning at or below 25% AMI. Center of Hope Apartments is new construction of 72 units (70 rental units and two manager's units) of affordable housing for extremely low-income homeless households with 20 units set-aside for households who meet the MHSA eligibility criteria. The developer, The Salvation Army, secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction was completed in September 2023, and the Developer is targeting permanent conversion in 2025.

The Crossroads at Washington (Completed) – The Board approved a \$2,650,701 HOME loan and forty-three (43) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. The Crossroads at Washington is new construction of 86 units (85 rental units and one manager's unit) of affordable housing for extremely low-income households with 43 units set-aside for formerly homeless households. The developer, The Related Companies of California, secured 9% low-income housing tax credits and closed on the construction loan in July 2022. Construction was completed in July 2024 and the Developer converted to permanent financing in February 2025.

Villa St. Joseph (Completed) – The Board approved a \$1,020,600 HOME loan, \$1,400,000 MHSA loan and eighteen (18) Project-Based Vouchers for Villa St. Joseph, a rehabilitation of 50 units (49 rental units and one manager's unit) of affordable housing for very low and extremely low-income households with 18 units set-aside for individuals experiencing homelessness earning at or below 20% AMI. The developer, Mercy Housing California, secured 4% tax-exempt bond and a 4% supplemental bond allocation from CDLAC. The project closed on construction loan financing and started construction in December 2022. Construction was completed in September 2024 and the Developer is targeting permanent conversion in July 2025.

Salida Del Sol (formerly Paseo Adelanto) – The Board approved a \$2,384,630 MHSA loan and thirty (30) Housing Choice and ten (10) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Paseo Adelanto is a mixed-use development of 50 units (49 rental units and one manager's unit) of affordable housing for extremely low-income households with up to 24 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in December 2022. Construction is anticipated to be completed in June 2025.

Archways Santa Ana (formerly Westview House) (Completed) – The Board approved a \$4,258,280 MHSA loan for 26 units for individuals experiencing homelessness who meet the MHSA eligibility criteria and earning at or below 30% AMI. Westview House is new construction of 85 units (84 rental units and one manager's unit) of affordable housing for individuals experiencing homelessness. The developer, Mercy House CHDO Inc. and Community Development Partners, secured 4% low-income housing tax credits. The project closed on construction loan financing and started construction in June 2022. Construction was completed in July 2024, and the Developer converted to permanent financing in April 2025.

The Meadows Senior Apartments – The Board approved a \$1,540,000 ARPA-SLFRF loan for 7 units for households experiencing homelessness that meet the MHSA eligibility criteria earning 30% of the AMI or below. The Meadows Senior Apartments is new construction of 65 units (64 rental units and one manager's unit) of affordable housing for seniors (62 years or older) earning between 30% to 60% AMI. The developer, C&C Development, secured 4% low-income housing tax credits. The project closed on construction loan financing and started construction in December 2022. Construction was completed in December 2024, and the Developer is targeting permanent conversion in June 2025.

Clara Vista (formerly Tahiti Motel) (Completed) – The Board approved a \$2,400,000 HSA loan, forty-nine (49) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Tahiti Motel is a rehabilitation of 60 units (59 rental units and one manager's unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in December 2023 and converted to permanent financing in December 2024.

Aurora Vista (formerly Riviera Motel) (Completed) – The Board approved a \$1,532,983 MHSA loan, \$500,000 HOME loan, \$1,000,000 ARPA loan and ten (10) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Riviera Motel is a rehabilitation of 21 units (20 rental units and one manager's unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in March 2024 and converted to permanent financing in March 2025.

Mesa Vista (formerly Motel 6) (Phase I Completed) – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. Mesa Vista is a two-phase conversion/rehabilitation of a 94-room motel into 87 units of permanent housing (86 rental units and one manager's unit). The developers, Community Development Partners and CM Mercy House CHDO LLC, closed on construction loan financing for Phase I in December 2022 and began construction on 40 units of permanent supportive housing. Construction on Phase I was completed in December 2023. The Developers closed on the construction loan for Phase II in February 2025. Construction is anticipated to be completed in March 2026.

Cartwright Family Apartments – The Board approved a \$1,574,810 MHSA loan, \$2,067,000 ARPA-SLFRF loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Cartwright Family Apartments is new construction of 60 units (59 rental units and one manager's unit) of affordable housing for low to extremely low-income households. The developers, a partnership between Waterford Group, the Riverside Charitable Corporation and C&C Development, secured 4% low-income housing tax credits and closed on the construction loan in May 2023. Construction is anticipated to be completed in November 2025.

WISEPlace PSH – District 2 committed \$1,500,000 ARPA-SLFRF loan for individuals experiencing homelessness earning at or below 30% AMI. WISEPlace PSH has 48 units (47 rental units and one manager's unit) of affordable housing developed by Jamboree. The project closed on the construction loan in March 2023. The Board approved a \$2,682,400 Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) loan as operating subsidy. Construction was completed in March 2025.

HB Oasis – The Board approved a \$5,121,130 APRA-SLFRF loan, and sixty-two (62) Housing Choice Project-Based Vouchers for individuals experiencing homelessness. HB Oasis is an adaptive re-use of a 63-room Quality Inn and Suites. The Developers closed on acquisition and completed the necessary rehab for the interim phase. Developers are working towards converting to 62 permanent rental housing units and one manager's unit. The Developers received a 9% low-income housing tax credit award and closed on the construction loan in May 2024. Construction is anticipated to be completed in October 2025.

FX Residences (formerly Francis Xavier) - The Board authorized submittal of a grant application and was awarded \$3,382,388 for No Place Like Home (NPLH) competitive funding. The Board also approved \$2,834,658 in Special Needs Housing Program (SNHP) funding for 13 MHSA units. FX Residences is 17 units of affordable housing for low- to extremely low-income set-aside for households who are homeless or at-risk of homelessness, including residents who meet the MHSA eligibility. The developer, HomeAid Orange County Inc., applied and was awarded OCHFT funding and closed on the construction loan in June 2023. Construction is anticipated to be completed in June 2025.

Orchard View Gardens – The Board authorized submittal of a joint application and was awarded \$3,042,572 in competitive NPLH funding and \$969,955 in COSR funding for 13 MHSA units. The Board approved a \$1,259,848 MHSA loan and eight (8) Project-Based Vouchers for individuals at-risk of homelessness or experiencing homelessness. The developer, National CORE, received a 9% low-income housing tax credit award, and closed on construction loan financing in June 2023. Construction was completed in February 2025, and the Developer is targeting permanent conversion in late July 2025.

The Orion Apartments – The Board approved a \$921,150 MHSA loan and eight (8) Project-Based Vouchers for seniors experiencing homelessness earning at or below 30% AMI. The Orion Apartments is new construction of 166 units (164 rental units and two manager's unit) of affordable housing for low to extremely low-income senior households. The developers, a partnership between USA Properties Fund Inc. and the Riverside Charitable Corporation, secured 4% low-income housing tax credits and closed on the construction loan in May 2024. Construction is anticipated to be completed in December 2025.

Lincoln Avenue Apartments – The Board approved \$1,574,810 in SNHP/MHSA funding, \$1,200,000 in 15G Reserves, and 13 Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Lincoln Avenue Apartments is a new construction of 55 units, including 1 manager's unit and 54 rental units to households earning between 30-70% AMI. The developer, C&C Development, closed on the construction loan in December 2024. Construction is anticipated to be completed in November 2026.

1400 Bristol (formerly Travelodge) – The Board approved \$4,421,520 in MHSA funding and \$2,360,000 in 15G Reserves funds and 48 Project-Based Vouchers. 1400 Bristol is a conversion of a 120-room Travelodge motel into 2 manager units and 76 units for individuals at risk of or experiencing homelessness earning at or below 30% AMI. 24 of these units also

meet MHSA eligibility criteria. The project closed on the construction loan in February 2025 and is under construction. Construction is anticipated to be completed in December 2025.

Grand Openings/Groundbreakings/Events –

- I. A Grand Opening for The Meadows Senior Apartments was held at 4:30 p.m. on Thursday, April 17, 2025 at 101 Lopala, in the City of Lake Forest.



(OC H&CD and HCA staff) and Housing and Community Development Commission, Chair (Stephanie Oddo) at the Grand Opening for The Meadows Senior Apartments.)

- II. The 2025 Affordable Housing Awards Breakfast was held at 7:30 a.m. on Thursday, April 17, 2025 at the Orange Hill Restaurant at 6410 East Chapman Avenue in the City of Orange. The County funded projects were awarded the Project of the Year Award (The Crossroads at Washington), the Supportive Housing Award (WISEPlace), the Innovative Housing Award (Santa Angelina), and the Senior Housing Award (The Meadows Senior Apartments).



(OC H&CD staff at the 2025 Affordable Housing Awards)

- III. A Grand Opening for WISEPlace on Broadway was held at 10:30 a.m. on Wednesday, May 14, 2025 at 1411 N. Broadway in the City of Santa Ana.



(OC H&CD and HCA staff at the Grand Opening for WISEPlace on Broadway.)

- IV. A Dedication for Villa St. Joseph was held at 11:00 a.m. on Tuesday, June 3, 2025 at 490 S Batavia Street in the City of Orange.



(OC H&CD and HCA staff at the Dedication for Villa St. Joseph.)

2020 Supportive Housing Notice of Funding Availability

On December 17, 2019, the Board authorized the OCCR Director, or designee, to issue a 2020 Supportive Housing Notice of Funding Availability (2020 NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$13 million in Orange County HSA funds, Federal HOME funds and MHSA funds and utilize up to 200 Housing Choice Project-Based Vouchers and return to the Board for funding commitments to individual projects.

The Board also approved the changes in policy and process for the 2020 NOFA. The 2020 NOFA was released on January 27, 2020. Subsequently, on May 19, 2020, after the discontinuance of the Special Needs Housing Program and anticipation of remaining funds being returned to the County, the Board approved increasing the MHSA funding in the 2020 NOFA by up to \$5.5 million.

On October 20, 2020, the Board approved an increase and decrease to the 2020 NOFA by \$1,085,000 in MHSA to commit to Stanton Inn and Suites to satisfy the required capital match under the Homekey Program. On November 17, 2020, the Board approved an increase in the amount of HSA, HOME, Fund 15B and Fund 135 funds in the 2020 NOFA by up to \$3.5 million and a decrease the amount of HSA funds in the 2020 NOFA by \$2.4 million to include the Tahiti Motel, located at 11850 Beach Boulevard, Stanton, and shift funds to accommodate projects that have pending applications for funding under the 2020 NOFA.

On May 25, 2021, the Board approved an increase to the 2020 NOFA \$6.5 million in American Rescue Plan Act-HOME Supplemental Funds and Federal HOME funding to the 2020 Supportive Housing NOFA and 157 Project Based VASH, Mainstream and/or Housing Choice Vouchers. As required by the recently released HOME-ARP guidance, staff will be submitting an Allocation Plan to HUD for the use of the funds.

On November 16, 2021, the Board approved to increase the 2020 NOFA by \$1,069,462 in MHSA funding and to add 10 Project-Based VASH and up to 100 Project Based Housing Choice Vouchers with a preference for Homekey approved projects.

On June 28, 2022, the Board approved to increase the 2020 NOFA by \$500,000 and approved commitment of the funds as a construction to permanent loan to the Riviera Motel.

On September 13, 2022, the Board approved of an Amended and Restated Memorandum of Understanding between OC Community Resources (OCCR) and OC Health Care Agency (HCA) for transfer of up to an additional \$30,000,000 in MHSA funding and increase to the 2020 NOFA (or subsequent NOFA as approved by the Board) by up to \$30,000,000 in MHSA funding.

On September 27, 2022, the Board authorized to utilize previously appropriated American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) to add up to \$21 million to the 2020 NOFA (or subsequent NOFA as approved by the Board) for the development of permanent supportive housing.

On October 18, 2022, the Board approved to increase the 2020 NOFA by up to \$3.5 million in MHSA, ARPA-SLFRF and Southern California Home Financing Authority (SCHFA) funding and commitment of the funds for loan financing to Homekey approved projects.

On December 6, 2022, the Board considered approval to increase the 2020 NOFA by up to \$850,000 in ARPA-SLFRF funding and commitment of the funds as a construction to permanent loan to the Motel 6 Homekey Project for a total amount not to exceed \$5,350,000 in County funding.

Staff received 19 applications listed below requesting \$31,053,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 288 Housing Choice Project-Based Vouchers, 60 Project-Based VASH Vouchers and one withdrawn application.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE	Mountain View	\$453,600	8	0	71	Families / MHSA	Lake Forest	Project Completed
National CORE	Santa Angelina Senior	\$500,000	17	0	65	Seniors / MHSA	Placentia	Project Completed
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	Project Completed

Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Project Completed
The Salvation Army	The Salvation Army Anaheim Center of Hope	\$655,120	16	0	72	Homeless Individuals / MHSA	Anaheim	Project Completed
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families / MHSA	Irvine	Under Construction
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Pelican Harbor (formerly Huntington Beach Senior Housing)	\$3,603,160	33	0	43	Senior Individuals / MHSA	Huntington Beach	Project Completed
Orange Housing Dev. Corp. & C&C Dev.	Valencia Gardens (formerly Orange Corporate Yard)	\$479,520	8	0	62	Families / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Salida Del Sol (formerly Paseo Adelanto)	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	Under Construction
Community Development Partners	Archways Santa Ana (formerly Westview House)	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	Project Completed
C&C Development	The Meadows Senior Apartments	\$1,540,000	0	0	65	Seniors / MHSA	Lake Forest	Project Completed
C&C Development	Lincoln Avenue	\$0	0	0	0	Low-Income and Homeless Families	Buena Park	Project Withdrawn
Jamboree Housing Corp.	Iluma (formerly Stanton Inn and Suites)	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Jamboree Housing Corp.	Clara Vista (formerly Tahiti Motel)	\$2,400,000	49	10	60	Homeless/At-risk/COVID-19	Stanton	Project Completed
Jamboree Housing Corp.	Aurora Vista (formerly Riviera Motel)	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$5,350,000	0	30	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Closed on construction loan for Phase II in February 2025.
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Project Completed
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	Project Completed
TOTALS		\$31,053,493	288	60	1,121			

2023 Supportive Housing Notice of Funding Availability

On February 7, 2023, the Board authorized the OCCR Director, or designee, to issue a 2023 Supportive Housing Notice of Funding Availability (2023 NOFA) with an emphasis on developing extremely low-income housing for a combination of up a total of \$67.1 million in Federal HOME funds, Federal HOME American Rescue Plan Act (HOME-ARP) funds, State MHSA funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) and utilize up to 210 Housing Choice and/or Veterans Affairs Project-Based Vouchers and return to the Board for funding commitments to individual projects. The 2023 NOFA was released on March 20, 2023.

Staff received 12 applications listed below, with eight active applications requesting \$29,402,240 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 217 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers and four withdrawn applications.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE & American Family Housing	HB Oasis	\$5,121,130	62	0	63	Homeless Individuals	Huntington Beach	Under Construction
American Family Housing	Casa Colibri (formerly 15081 Jackson)	\$11,494,210	30	0	65	Homeless, MHSA eligible individuals	Midway City	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On June 25, 2024, the Board approved conditional commitment of funding (capital and capitalized operating subsidy reserve) and PBVs
American Family Housing	15222 Jackson	\$0	0	0	0	Homeless, MHSA eligible individuals	Midway City	Project Withdrawn
Linc Housing Corporation	La Palma Homekey	\$0	0	0	0	Homeless, MHSA eligible individuals	Anaheim	Project Withdrawn
Mercy Housing	Baker Street Placentia	\$3,000,000	17	0	68	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On July 23, 2024, the Board approved conditional commitment of funding and PBVs.
C&C Development	Lincoln Avenue	\$1,384,230	13	0	55	Low-Income and Homeless Families, MHSA eligible individuals	Buena Park	Under Construction
American Family Housing	1400 Bristol	\$6,781,520	48	10	78	Homeless, MHSA eligible individuals	Costa Mesa	Under Construction
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$0	10	0	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II - Under Construction
Pathways of Hope	Amerige	\$0	0	0	0	Homeless Individuals	Fullerton	Project Withdrawn
Orange 702, L.P.	The Orion Apartments	\$921,150	8	0	166	Seniors / MHSA eligible individuals	Orange	Under Construction
American Family Housing	Goldenwest Apartments	\$700,000	19	0	29	Homeless, MHSA eligible individuals	Westminster	Application received in October 2023 and is in under underwriting review.
National CORE	Marks Way Orange	\$0	0	0	0	Homeless Individuals	Orange	Project Withdrawn
TOTALS		\$29,402,240	217	10	611			

2023 Supportive Housing Notice of Funding Availability First Amendment

On February 27, 2024, the Board approved issuance of the 2023 NOFA First Amendment making available up to \$32.7 million in Federal HOME, HOME American Rescue Plan Program (HOME-ARP), MHSA and 15G Reserves funds and up to 218 Housing Choice, Mainstream and/or Veterans Affairs Supportive Housing Project-Based Vouchers. The 2023 NOFA First Amendment was released on March 14, 2024.

As of September 9, 2024, the 2023 Supportive Housing NOFA First Amendment was suspended until further notice, as we prioritized our resources for Homekey+ Program.

On November 14, 2024, staff held a Developer Input Session to solicit feedback from developers on recommended changes to NOFA policies and process and discuss current trends, development/construction costs and other related issues that the County should take into consideration for the next NOFA.

Staff received 6 applications listed below, with five active applications requesting \$13,605,800 in HOME/HOME-ARP/MHSA/15G Reserve funds, and 105 Project-Based Housing Choice Vouchers and/or VASH Vouchers and one withdrawn application.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
Jamboree Housing Corp.	WISEPlace PSH	\$2,682,400	0	48	Families/ Permanent Supportive Housing	Santa Ana	Project Completed Developer identified a gap in financing and applied under the 2023 NOFA First Amendment in April 2024. PRAP concurred with passing project on threshold. On October 17, 2024, PRAP concurred with passing project on underwriting review. On January 28, 2025, the Board approved commitment of COSR funding.
USA Properties Fund Inc.	Metro at Melrose	\$0	0	0	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Project Withdrawn
C&C Development	Altrudy II Senior Apartments	\$1,100,000	8	71	Seniors / MHSA	Yorba Linda	Application received in July 2024. On September 12, 2024, PRAP concurred with passing project on threshold review. On February 13, 2025, PRAP concurred with passing project on underwriting review. On March 11, 2025, the Board approved conditional commitment of funding and PBVs. The Developer is targeting construction loan closing in October 2025.
National CORE	Marks Way	\$2,107,600	25	50	Seniors / MHSA /Homeless individuals	Orange	Application received in July 2024. On January 9, 2025, PRAP concurred with passing project on threshold review. In April 2025, PRAP concurred with passing project on underwriting review. On March 20, 2025, the Board approved conditional commitment of funding and PBVs.
Jamboree Housing Corp.	Brea PSH	\$5,225,000	38	39	Homeless Individuals	Brea	Application received in August 2024. On January 9, 2025, PRAP concurred with passing project on underwriting review. On February 25, 2025, the Board approved conditional commitment of funding and PBVs.
Jamboree Housing Corp.	Costa Mesa Senior	\$2,490,800	34	70	Seniors / MHSA	Costa Mesa	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review.
TOTALS		\$13,605,800	105	278			

2025 Supportive Housing Notice of Funding Availability

On February 25, 2025, the Board approved issuance of the 2025 NOFA making available up to \$12.05 million in Federal HOME, HOME American Rescue Plan Program (HOME-ARP), MHSA, 15G Reserves and/or Housing Successor Agency (HSA) Funds and up to 150 Housing

Choice, Mainstream and/or Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers. The 2025 NOFA was released on March 25, 2025.

Staff received 2 applications listed below, requesting \$2,377,472 in HOME-ARP/15G Reserve funds and 8 Housing Choice Project-Based Vouchers.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
American Family Housing	Casa Colibri (formerly known as 15081 Jackson)	\$1,139,972	0	65	Homeless Individuals/MHSA	Midway City	In April 2025, PRAP concurred with committing an additional \$1,139,972 in HOME-ARP funding and 15G Reserves funds to be added to the original \$7,809,605 County capital loan. The Developer is targeting construction loan closing in June 2025. On May 20, 2025, the Board approved conditional commitment of additional funding.
C&C Development	Lampson Workforce Housing	\$1,237,500	8	77	Homeless Individuals and Families/ MHSA	Los Alamitos	Application received in April 2025, requesting \$1,237,500 in 15-G Reserve funds and 8 Project-Based Vouchers. The project will go for threshold review at the July PRAP meeting.
TOTALS		\$2,377,472	8	142			

Homekey Program

The Homekey Program (Homekey) is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or are at risk of homelessness, and who are, thereby, disproportionately impacted by and at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases.

The County and the applicable developers, as co-applicants, submitted applications to the California Department of Housing and Community Development Department (State HCD) for funding in Rounds 1, 2 and 3 of Homekey and were awarded over \$83 million in funding to acquire, rehabilitate, construct and/or operate six projects:

- Round 1
 - Iluma (formerly Stanton Inn and Suites), Stanton (72 units/\$9.6 million in Homekey funding)
 - Clara Vista (formerly Tahiti Motel), Stanton (60 units/\$10,992,000 in Homekey funding)
- Round 2
 - HB Oasis (formerly Quality Inn and Suites), Huntington Beach (63 units/\$17 million in Homekey funding)
 - Aurora Vista (formerly Riviera Motel), Stanton (21 units/\$6,070,000 in Homekey funding)
 - Mesa Vista (formerly Motel 6), Costa Mesa (87 units/\$10,550,000 in Homekey funding)
- Round 3
 - 1400 Bristol (formerly Travelodge), Costa Mesa (78 units/\$29 million in Homekey funding). On July 23, 2024, the County received a conditional award letter for \$29 million in Homekey capital funding. On August 14, 2024, State HCD announced \$130 million in Homekey funding awards to local jurisdictions including this project. Staff, along with the co-applicant/developer, worked with State HCD to accept the award, receive funds, and acquire the property. The project closed on the construction loan in February 2025 and is under construction. Staff continues to work with State HCD to complete construction by the 12-month deadline, with construction anticipated to be completed in December 2025.

Homekey+ Program: Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. State HCD, in partnership with CalVet, will expand the Homekey Program with Homekey+ utilizing approximately \$2 billion in funding from the Bond Act to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness. State HCD released the Homekey+ Notice of Funding Availability (NOFA) in November 2024 with applications due by May 30, 2025.

In anticipation of State HCD's release of the Homekey+ NOFA in November 2024, staff, in partnership with Corporation for Supportive Housing, hosted a Roundtable event on September 23, 2024 at 11:00 am. During this roundtable discussion, we focused on sharing insight on Homekey and exploring the Homekey+ Program.

Staff released a Request for Information/Qualifications (RFI) to solicit interested developers or potential projects located in Orange County that could utilize Homekey+ funding on November 8, 2024 with responses due on November 27, 2024. A panel review of the RFI responses was completed and staff published a list of qualified developers on January 27, 2025. Staff worked with a developer on an identified prospective site and Homekey+ application.

Applications for Homekey+ funding were accepted by State HCD from January 30, 2025 to May 30, 2025. However, the County was unable to submit an application by State deadline due to current program guidelines that did not adequately account for the complexity and extended timelines of adaptive reuse projects. Homekey+ treats all motel conversions as standard rehabilitation, applying a 12-month completion deadline and strict cost caps without allowing flexibility for delays or project-specific challenges. If the State's Homekey+ NOFA is amended to allow consideration of projects that exceed current caps or timeline, the County may be able to move forward with a future application.

Homeownership Activities

The County of Orange homeownership program information can be found on the website at www.ochcd.org/housing-development/homeowner-program.

Mortgage Assistance Program/CalHome Grant

On August 25, 2020, the Board approved the recommended policy changes to the Mortgage Assistance Program (MAP) guidelines. The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). The revised guidelines have allowed the County to effectively support FTHB by increasing the maximum loan amount of down payment assistance to qualified individuals and reducing some barriers for eligibility. The guidelines were also revised to make them consistent with changes in funding, Department name changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Sherluna Vien of OC Housing & Community Development at 714-480-2936 or Sherluna.Vien@occr.ocgov.com.

Since the update to the MAP program in August 2020, 110 applications have been processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approval, and 1 application is under review.

The MAP program re-opened as of January 23, 2023, and is accepting applications. Funds are limited for this program. Applications are accepted on a first-come first-serve basis. At this time, it is anticipated that 4 more CalHome applications can be funded. Once funds are depleted, the program will be closed and the remaining applicants who have been pre-approved will be placed on a waiting list, in anticipation of future CalHome funds.



OC Community Resources

MEMORANDUM

DYLAN WRIGHT
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OC COMMUNITY RESOURCES

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ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
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RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: June 26, 2025

TO: H&CD Commission

FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*

SUBJECT: ACCOUNTING STATUS REPORT - May 2025

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our May 2nd checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. **Landlord and Tenant Overpayments**

- Active: There are 24 tenant repayment agreements with a total balance of \$35,054 as of May 31, 2025.
- Inactive: There are 342 outstanding cases with a total amount of \$730,001 as of May 31, 2025. Of the 342 cases, 228 are for tenants (67%) and 114 are for landlords (33%).
- Grand total of active and inactive for May 2025: \$765,055.

3. **Operating Reserves Loan**

All loan payments were made through May 31, 2025, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through May 2025. There were zero payments to program participants under the Enhancement Program for the month of May.

HOUSING AND COMMUNITY DEVELOPMENT

5. **CDBG, HOME, ESG, CALHOME, and General Fund**

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for March 2025 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for March 2025 has been completed.
- General & Other Fund Projects report was updated through 3rd Quarter, March 2025.
- Program Income Status Report for March 2025 has been completed.

- We were awarded \$1,000,000 in CalHome funds in March 2010. We received \$1,000,000 in advanced funds as of February 28, 2014 and we funded 44 Owner Occupied Rehabilitation loans. A new 2011 CalHome grant for \$1,000,000 was awarded and \$250,000 was received on June 5, 2014, another \$250,000 was received on April 15, 2015 and another \$250,000 was received on March 8, 2016. We funded 7 Mortgage Assistance Program loans and 14 Owner Occupied Rehabilitation loans. As of June 2017, the 2011 CalHome grant is closed.

ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR

6. The Orange County Development Agency (OCDA) Successor status report was updated through March 2025 and can be viewed on the shared drive.
7. Successor Notes Receivable interest and loan monitoring fees are calculated monthly and are up to date as of June 2025. Balances are reconciled for Successor Notes Receivables every April and June.